

ISSAQUAH APARTMENTS

355 E. SUNSET WAY, ISSAQUAH WA.

ISSAQUAH WASHINGTON

SITE DATA

LOCATION	355 E. SUNSET WAY, ISSAQUAH WA.
PARCEL NUMBER	342406-9096
TOTAL SITE AREA	13,200 SQ. FT. (0.303 ACRES)
ZONING	MF-H MULTI-FAMILY HIGH (29 DU/ACRE)
MAX DU/ ACRE	29 DU / 0.303 ACRES = 8.787 UNITS

DWELLING UNITS ALLOWED 18.07.360 TABLE 1

29 DU / 0.303 ACRES = 8.787 UNITS

UNIT TYPE AND COUNT PROVIDED

UNIT NAME	UNIT DESCRIPTION	UNIT COUNT	AREA	TOTAL UNIT AREA
U1023-HC	1 BEDRM+ DEN/ 1 BATH	1	1,023 SQ. FT.	1,023 SQ. FT.
U1023	1 BEDRM+ DEN/ 1 BATH	1	1,023 SQ. FT.	1,023 SQ. FT.
U1452(1)	2 BEDRM+ 2 BATH	1	1,452 SQ. FT.	1,452 SQ. FT.
U1431	3 BEDRM+ 2 BATH	2	1,431 SQ. FT.	2,814 SQ. FT.
U1513(1)	3 BEDRM+ 2 BATH	1	1,513 SQ. FT.	1,513 SQ. FT.
U1009(2)	3 BEDRM+ DEN/ 2 BATH	1	2,009 SQ. FT.	2,009 SQ. FT.
	TOTAL	7 UNITS		10,034 SQ. FT.

TYPE 'A' ACCESSIBLE UNITS	1 UNIT (PER 2002 IBC TABLE 1107.6.1)
TYPE 'B' ACCESSIBLE UNITS	6 UNITS (PER 2002 IBC 1107.6.2.12)

PARKING REQUIREMENTS PER TABLE 18.09.050

LAND USE	REQUIRED PARKING
RESIDENTIAL	
MULTIFAMILY: STUDIO APARTMENT	1 SPACE PER UNIT ³
MULTIFAMILY: OTHER THAN STUDIO	2 SPACE PER UNIT ³

PARKING SPACES REQUIRED FOR PROPOSED BUILDING

	1 UNITS	2 SPACES PER UNIT	REQUIRED * OF STALLS
			14 STALLS

PARKING SPACES PROVIDED FOR PROPOSED BUILDING

GARAGE PARKING			
STANDARD STALLS 9'-0"x20'-0"		6	STALLS
COMPACT STALLS MIN. 9'-0"x15'-0"		6	STALLS
VAN HANDICAPPED STALL 16'-0"x20'-0"		1	STALLS
	TOTAL	13	STALLS

ON SITE PARKING			
COMPACT STALLS 9'-0"x15'-0"		1	STALLS
	TOTAL	14	STALLS

IMPERVIOUS SURFACE

REQUIREMENTS PER 18.07.360 TABLE 1

SITE AREA	13,200 SF	50% IMPERVIOUS PER MF-H	6,600 SQ. FT.
PROVIDED IMPERVIOUS AREAS			
ENTRY SIDEWALK		111	SQ. FT.
BUILDING FOOTPRINT		5678	SQ. FT.
FRONT EXIT SIDEWALK		181	SQ. FT.
REAR DRIVEWAY/ PARKING		436	SQ. FT.
	TOTAL	6334	SQ. FT. 49.50%

BUILDING SQUARE FOOTAGE (LIVING AREA ONLY) PER FLOOR (INCLUDING CORRIDOR, STAIR AND ELEVATOR)

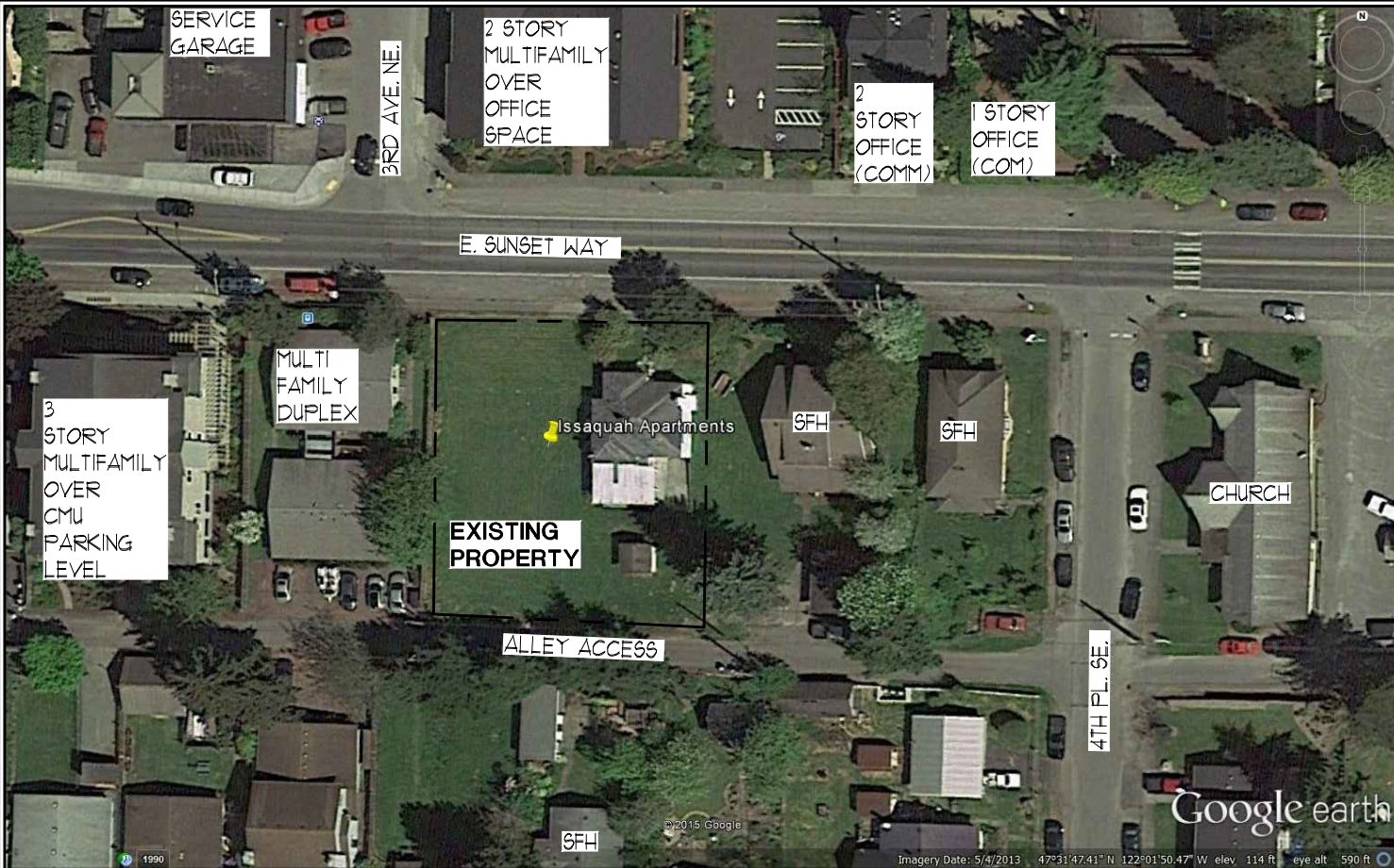
	GARAGE FLOOR	1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL
BUILDING AREA:	* 361 SQ. FT.	* 4363 SQ. FT.	* 4334 SQ. FT.	* 3254 SQ. FT.	7,992 SQ. FT.

* BUILDING AREA THE AREA INCLUDED WITHIN SURROUNDING EXTERIOR WALLS (AND FIRE WALLS) EXCLUSIVE OF VENT SHAFTS AND COURTS. AREAS OF THE BUILDING NOT PROVIDED WITH SURROUNDING WALLS SHALL BE INCLUDED IN THE BUILDING AREA IF SUCH AREAS ARE INCLUDED WITHIN THE HORIZONTAL PROJECTIONS OF THE ROOF OR FLOOR ABOVE.

CODE INFORMATION

ZONING	MF-H MULTI-FAMILY HIGH (29 DU/ACRE)
OCCUPANCY	R-2 (MULTI-FAMILY) RESIDENTIAL / S-2 PARKING
SEISMIC ZONE	D1
WIND DESIGN EXPOSURE	85 MPH
SOIL BEARING CAPACITY	2000 PSF (ASSUMED)
CONSTRUCTION TYPE:	TYPE V-A
BUILDING CODE:	I.B.C. 2012
MECHANICAL CODE:	I.M.C. 2012
PLUMBING CODE	U.P.C 2012
ENERGY CODE:	W.S.E.C. 2012 ED.
ELECTRICAL CODE:	2008 N.E.C. (NFPA 70)
FIRE CODE:	I.F.C. 2012

EXISTING SITE- VICINITY PLAN



WRITTEN NARRATIVE

THE SITE IS LOCATED AT 355 E. SUNSET WAY, ISSAQUAH WA. ZONING FOR THE PROPERTY IS MF-H, MULTI-FAMILY (HIGH) RESIDENTIAL ALLOWING A DENSITY OF 29 UNITS PER ACRE. THIS WOULD ALLOW A TOTAL OF 8,787 UNITS ON THE SITE. PROPOSED UNIT COUNT WILL BE 7 UNITS. THE CURRENT SINGLE FAMILY (ONE STORY CIRCA 1936) WOULD BE DEMOLISHED.

AT AN AVERAGE OF 2 CARS PER UNIT, THE EXISTING DEVELOPMENT WOULD REQUIRE 14 OVERALL SPACES.

THE PROPOSED BUILDING WILL BE CONSTRUCTED AS A 4 STORY BUILDING AND CONSIST OF 2 TYPES OF OCCUPANCIES. THE FIRST FLOOR OF THE PROPOSED STRUCTURE WILL CONTAIN THE VEHICLE PARKING (GARAGE) TYPE I-A (FULL NFPA 13 DRY SPRINKLERED SYSTEM). THE REMAINING 3 FLOORS WILL CONSIST OF WOOD FRAME CONSTRUCTION TYPE V-A CONSTRUCTION AND SPRINKLERED (NFPA 13-R).

DEVELOPMENT OBJECTIVES IS TO CREATE GREATER RESIDENTIAL DENSITY WITHIN THE ORIGINAL TOWNSHIP OF THE CITY OF ISSAQUAH WHILE STILL HAVING A WARM AN INVITING CHARACTER THAT FITS IN WITH EVOLVING DESIGN CHARACTERISTICS OF THE GROWING COMMUNITY. THE PROJECTS MAIN ENTRY WILL BE OFF E. SUNSET WAY AND PARKING AND TRAFFIC WILL BE ROUTED BEHIND THE BUILDING OFF THE EXISTING ALLEY.

DEVELOPMENT STANDARDS WILL BE COMPATIBLE WITH THE SCALE AND CHARACTER OF THE COMMUNITY IN WHICH IT IS LOCATED AS WELL AS PROVIDE GREATER OPPORTUNITY FOR AN URBANIZED LIFESTYLE THAT IS LOCATED CLOSE TO AMENITIES WITHIN THE CITY. TO REDUCE THE SCALE AND EMPHASIZE IT'S IMPORTANCE, THERE WILL BE SETBACKS AND BUILDING MODULATIONS TO BREAK UP THE EXTERIOR AND GIVE IT A MORE RESIDENTIAL FEEL.

THE SITE REQUIRES A LOT IMPERVIOUS AREA NO GREATER THAN 50% OF THE SITE. THE PROJECT CURRENTLY MAINTAINS A 49.50% IMPERVIOUS COVERAGE CONSISTING OF GARAGE FOOTPRINT, CONCRETE SIDEWALKS AND VEHICLE DRIVEWAYS. BUILDING HEIGHT LIMIT FOR THE CURRENT ZONING IS SET AT A 40'-0" MAX.

CURRENT DESIGN AS PROPOSED WILL REQUIRE AN ADMINISTRATIVE ADJUSTMENT OF STANDARDS FOR HEIGHT TO ALLOW AN INCREASE OF 5'-10" +/- TO THE OVERALL HEIGHT. THE CURRENT CONCEPTUAL DESIGN FOR THE BUILDING GIVES A MORE DOMINANT 4 STORIES (NORTH ELEVATION) FRONTING E. SUNSET WHICH FITS IN TO THE NEIGHBORING PROJECTS BUILT IN THE LAST DECADE WHILE DECREASING THE HEIGHT AT THE REAR TO 2 STORIES OFF THE ALLEY WHICH SEPARATES THE MULTIFAMILY ZONE FROM SINGLE FAMILY DUPLEX ZONE (SF-D 7.26 DU/ACRE). THE MAXIMUM BUILDING HEIGHT FOR THE FIRST 30 FEET FROM THE ALLEY PROPERTY LINE IS UNDER THE 30 FOOT MAX BUILDING HEIGHT OF THE ADJOINING LOWER DENSITY RESIDENTIAL ZONE PER IMC 18.07.300.

THE EXTERIOR FINISHES OF THE RESIDENTIAL PORTION WILL CONSIST OF FIBER CEMENT BEVELED SIDING AND BOARD AND BATTEN. THE PARKING STRUCTURE WILL PREDOMINANTLY BE CONSTRUCTED USING CMU BLOCKS WITH VARYING TEXTURE AND/OR COLOR. VINYL WINDOWS AND ASPHALT COMPOSITION ROOF SHINGLES WILL BE USED AND WILL MAINTAIN THE VISUAL CUES OF THE SURROUNDING STREETSCAPES. THE BUILDING WILL HAVE SOME SHALLOW JULIET BALCONIES WITH METAL RAILINGS AND 6' SLIDING DOORS AS WELL AS DECKS (PRIVATE OPEN SPACE) FOR EACH UNIT.

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SETION 34, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF MILL STREET, WHICH IS 30 FEET SOUTH AND EAST OF THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE EAST ALONG SAID SOUTH LINE 110 FEET; THENCE SOUTH 120 FEET; THENCE WEST 110 FEET; THENCE NORTH 120 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

VICINITY MAP



PROJECT TEAM

OWNER:
WHICH IS PROMISE, LLC
19538 SE 51ST STREET
ISSAQUAH, WA 98027
FAX:
TEL: 425-922-3489
CONTACT: D.J. LOVERIDGE
EMAIL: mbsport19@msn.com

ARCHITECT:
GMS ARCHITECTURAL GROUP
1804 136th PL N.E., SUITE #1
BELLEVUE, WA. 98005
FAX: (425) 644-1921
TEL: (425) 644-1446
CONTACT: RICHARD GULSTROM
EMAIL: office@gmsarch.com

SURVEYOR:
ENCOMPASS ENGINEERING & SURVEYING
165 NE JUNIPER STREET, SUITE 201
ISSAQUAH, WA. 98027
FAX: (425) 391-3055
TEL: (425) 392-0250
CONTACT: JOE FORKNER
EMAIL: jforkner@encompasses.net

SHEET INDEX

ARCHITECTURAL
COVER SHEET
A 1.1
A 2.0 SURVEY
A 2.1 PRELIMINARY SITE PLAN
A 3.1 GARAGE AND FIRST FLOOR BUILDING PLAN
A 3.2 SECOND AND THIRD FLOOR BUILDING PLAN
A 4.1 NORTH AND EAST ELEVATIONS
A 4.2 SOUTH AND WEST ELEVATIONS
A 5.1 E. SUNSET WAY PERSPECTIVE
A 5.2 ALLEY PERSPECTIVE



1804 136th Place NE Ste. 1
Bellevue Washington 98005
425.644.1446 - Fax 644.1921
office@gmsarch.com

Architecture ♦ Design ♦ Planning

Members of the American
Institute of Architects



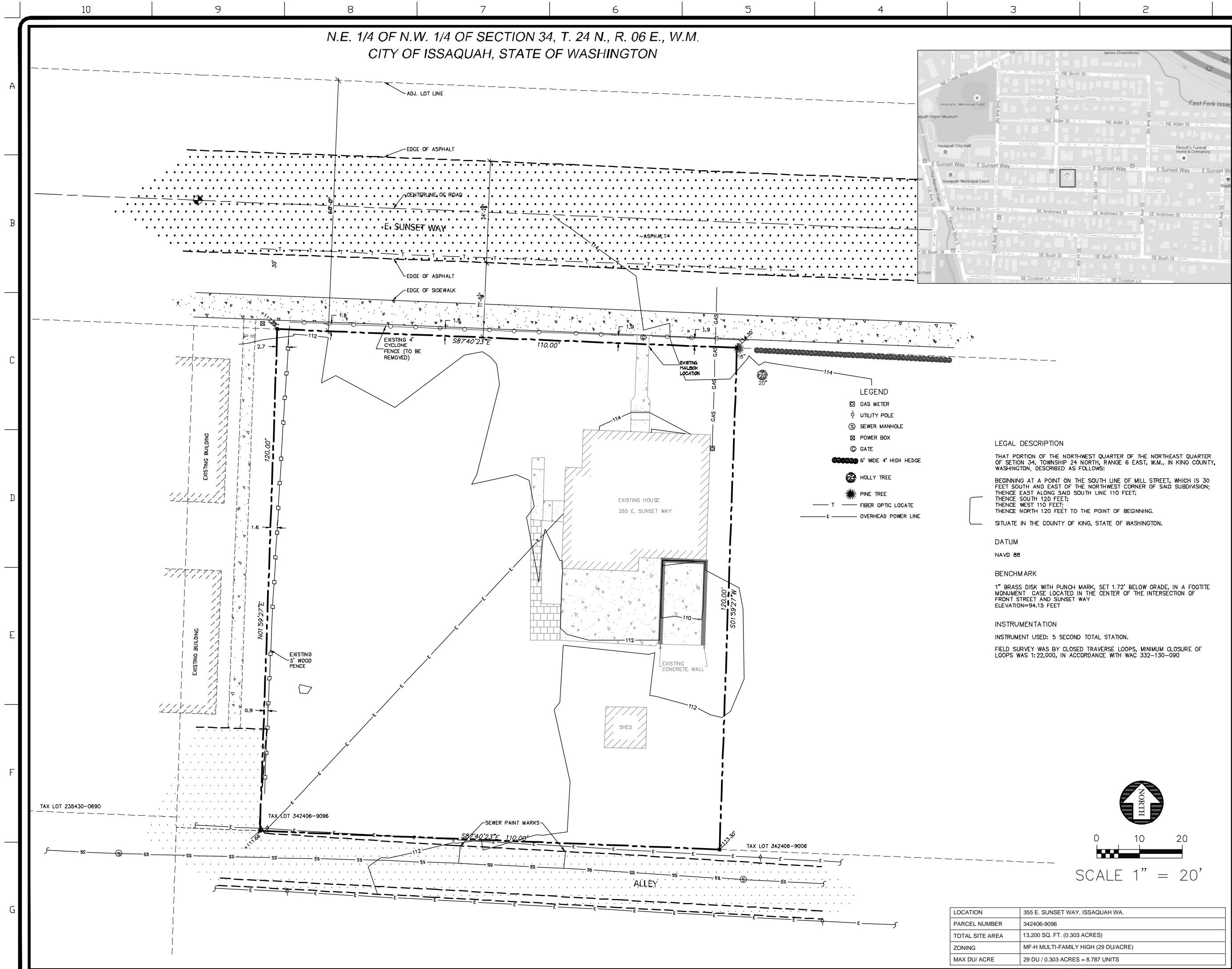
ISSAQUAH APARTMENTS
PROJECT ADDRESS: 355 E. SUNSET WAY
ISSAQUAH, WASHINGTON
CLIENT: WHICH IS PROMISE, LLC
19538 SE 51ST STREET
ISSAQUAH, WA 98027
CONTACT: D.J. LOVERIDGE

COVER SHEET

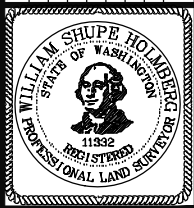
Date: 09-16-15
Drawn: RAG
Job #: 1422
Revisions:

A
1.1

Comm Conf



REVISIONS	BY	DATE
DESCRIPTION		



DU LOVERIDGE
355 E. SUNSET WAY

BOUNDARY/TOPOGRAPHY PLAN

Encompass
ENGINEERING & SURVEYING
Western Washington Division
185 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone (425) 392-0200 • Fax (425) 391-3005
Eastern Washington Division
108 East 2nd Street • Cle Elum, WA 98922 • Phone (509) 674-7433 • Fax (509) 674-7416

JOB NO.	14642
DATE	9/24/14
SCALE	1"=10'
DESIGNED	WSH
DRAWN	JEF
CHECKED	WSH
APPROVED	WSH
SHEET	1 OF 1

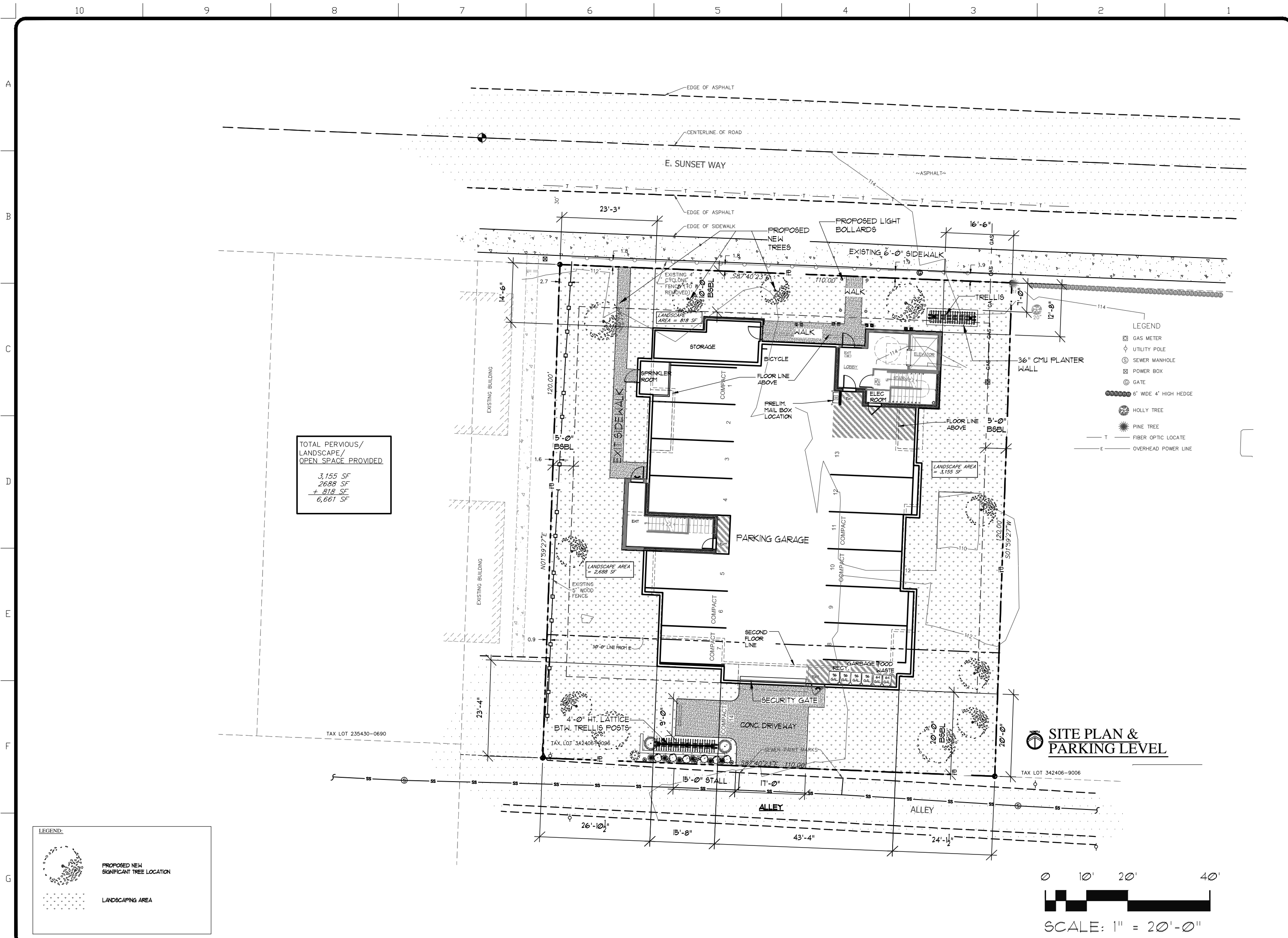
PRELIMINARY
NOT FOR
CONSTRUCTION

ISSAQUAH APARTMENTS
PROJECT ADDRESS: 355 E. SUNSET WAY
ISSAQUAH, WASHINGTON
CLIENT: WHICH IS PROMISE, LLC
18538 SE 91ST STREET
ISSAQUAH, WA 98021
CONTACT: D.J. LOVERIDGE

SURVEY

Date:	09-16-15
Drawn:	RAG
Job #:	1422
Revisions:	

A
2.0
Comm Conf



TOTAL PERVIOUS/
LANDSCAPE/
OPEN SPACE PROVIDED

3,155 SF
2688 SF
+ 818 SF
6,661 SF

LEGEND:

PROPOSED NEW SIGNIFICANT TREE LOCATION

LANDSCAPING AREA

SITE PLAN & PARKING LEVEL

TAX LOT 235430-0690

TAX LOT 342406-9006

SCALE: 1" = 20'-0"

LEGEND

- GAS METER
- UTILITY POLE
- SEWER MANHOLE
- POWER BOX
- GATE
- 6' WIDE 4' HIGH HEDGE
- HOLLY TREE
- PINE TREE
- FIBER OPTIC LOCATE
- OVERHEAD POWER LINE

1804 136th Place NE Ste. 1
Bellevue Washington 98005
425.644.1446 - Fax 644.1921
office@gmsarch.com

Architecture ♦ Design ♦ Planning

© GMS 2015

PRELIMINARY

NOT FOR CONSTRUCTION

ISSAQUAH APARTMENTS
PROJECT ADDRESS: 355 E. SUNSET WAY
ISSAQUAH, WASHINGTON

CLIENT: WHICH IS PROMISE, LLC
19539 SE 91ST STREET
ISSAQUAH, WA 98027

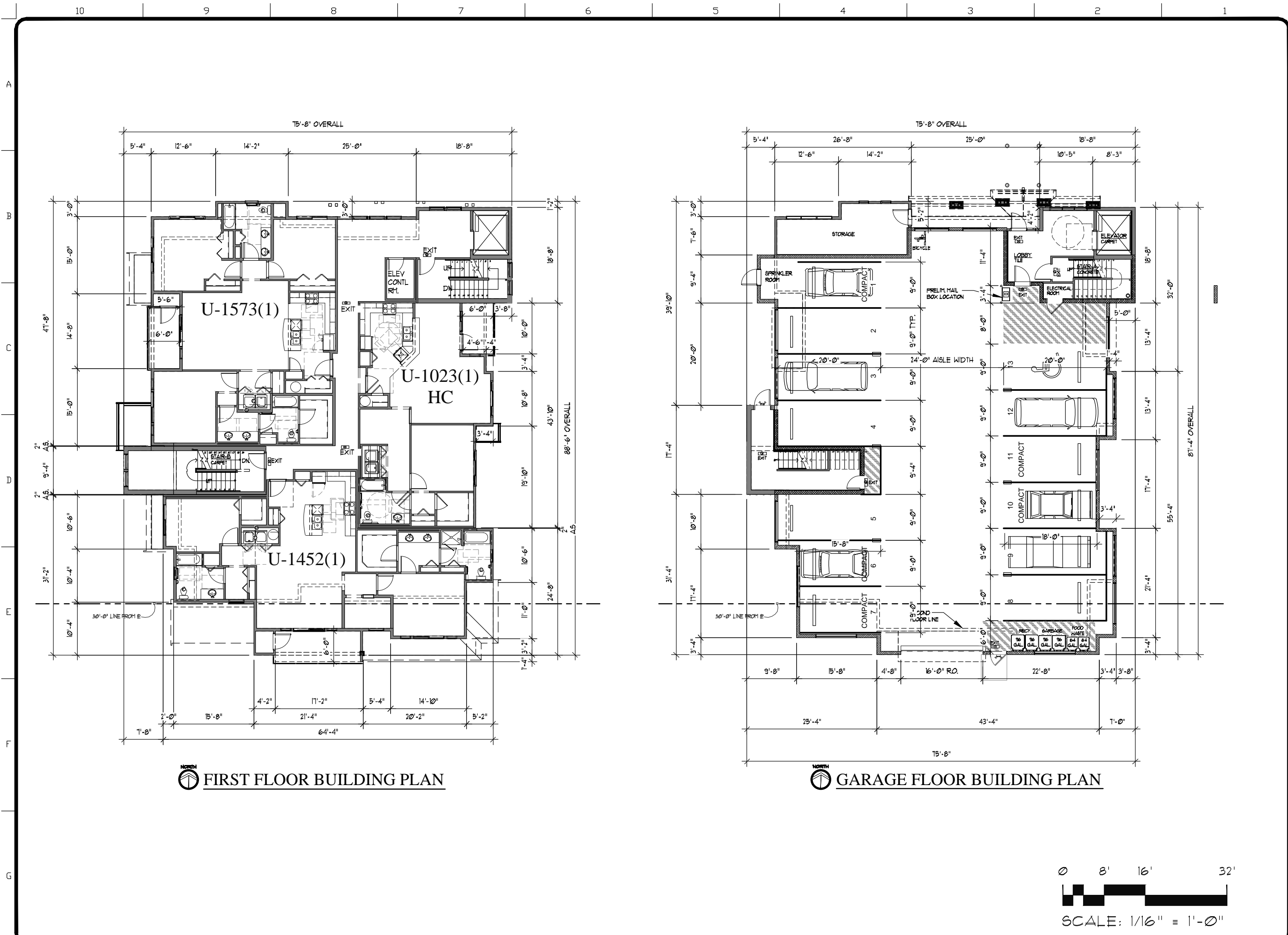
CONTACT: D.J. LOVERIDGE

PRELIMINARY SITE PLAN

Date: 05-16-15
Drawn: RAG
Job #: 1422
Revisions:

A 2.1

Comm Conf



1804 136th Place NE Ste. 1
Bellevue Washington 98005
425.844.1446 - Fax 844.1021
office@gmsarch.com

Architecture ♦ Design ♦ Planning

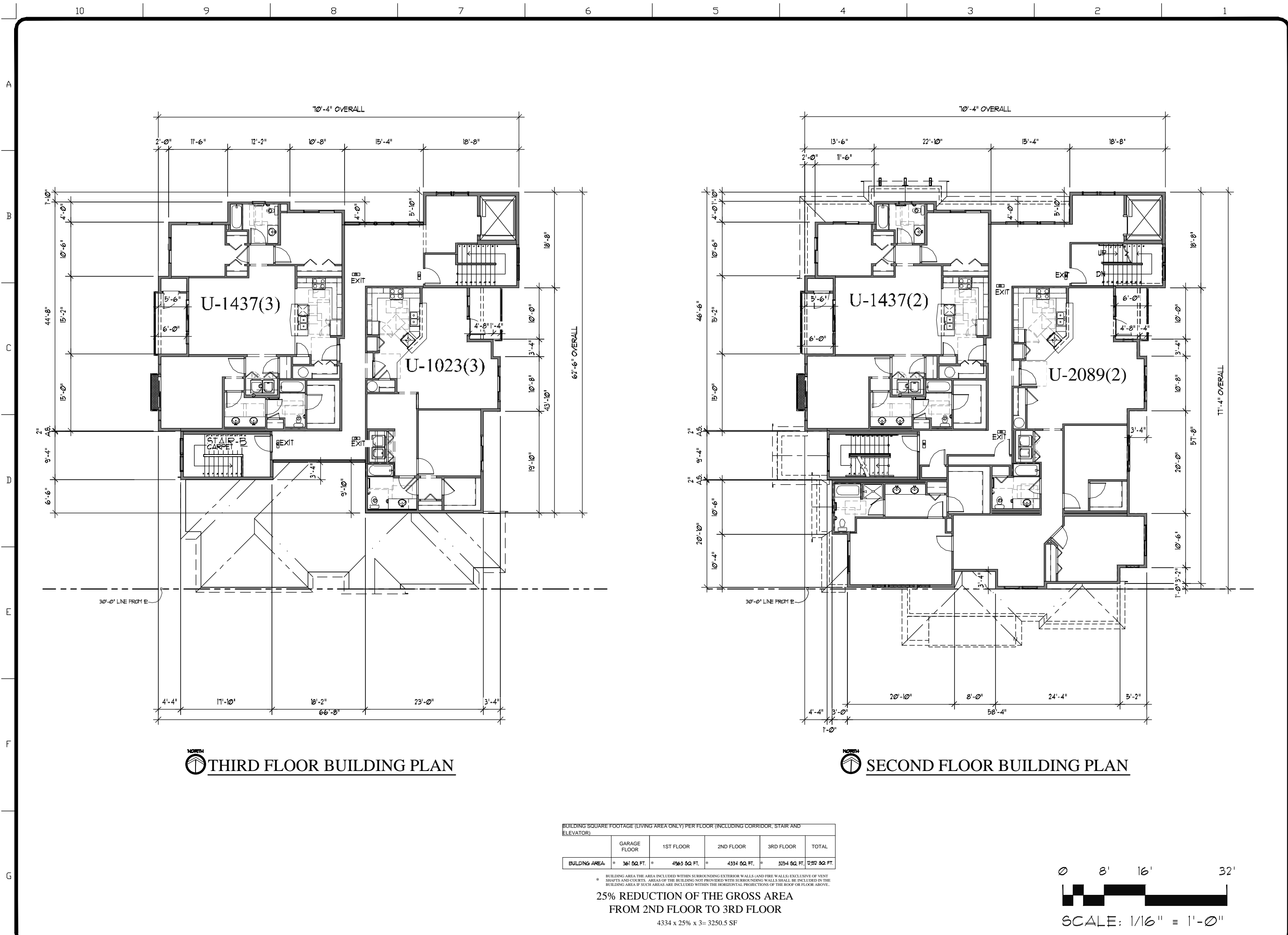
© GMS 2015
PRELIMINARY
NOT FOR
CONSTRUCTION

ISSAQUAH APARTMENTS
PROJECT ADDRESS: 395 E. SUNSET WAY
ISSAQUAH, WASHINGTON
CLIENT: WHICH IS PROMISE, LLC
15539 SE 91ST STREET
ISSAQUAH, WA 98027
CONTACT: D.J. LOVERIDGE

**GARAGE AND FIRST FLOOR
BUILDING PLAN**

Date: 09-16-15
Drawn: RAG
Job #: 1422
Revisions:

**A
3.1**
Comm Conf



1804 136th Place NE Ste. 1
Bellevue Washington 98005
425.844.1446 - Fax 424.1021
office@gmsarch.com

Architecture ♦ Design ♦ Planning

© GMS 2015
PRELIMINARY
NOT FOR
CONSTRUCTION

ISSAQUAH APARTMENTS
PROJECT ADDRESS: 394 E. SUNSET WAY
ISSAQUAH, WASHINGTON
CLIENT: WHICH IS PROMISE, LLC
19339 SE 91ST STREET
ISSAQUAH, WA 98027
CONTACT: D.J. LOVERIDGE

**SECOND AND THIRD FLOOR
BUILDING PLAN**

Date: 09-16-15
Drawn: RAG
Job #: 1422
Revisions:

**A
3.2**
Comm Conf

BUILDING SQUARE FOOTAGE (LIVING AREA ONLY) PER FLOOR (INCLUDING CORRIDOR, STAIR AND ELEVATOR)					
	GARAGE FLOOR	1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL
BUILDING AREA:	* 361 SQ. FT.	* 4963 SQ. FT.	* 4334 SQ. FT.	* 3734 SQ. FT.	7,932 SQ. FT.

* BUILDING AREA THE AREA INCLUDED WITHIN SURROUNDING EXTERIOR WALLS AND FIRE WALLS EXCLUSIVE OF VENT SHAFTS AND COURTS. AREAS OF THE BUILDING NOT PROVIDED WITH SURROUNDING WALLS SHALL BE INCLUDED IN THE BUILDING AREA IF SUCH AREAS ARE INCLUDED WITHIN THE HORIZONTAL PROJECTIONS OF THE ROOF OR FLOOR ABOVE.

25% REDUCTION OF THE GROSS AREA
FROM 2ND FLOOR TO 3RD FLOOR

4334 x 25% x 3 = 3250.5 SF

0 8' 16' 32'
SCALE: 1/16" = 1'-0"

10 9 8 7 6 5 4 3 2 1

A

B

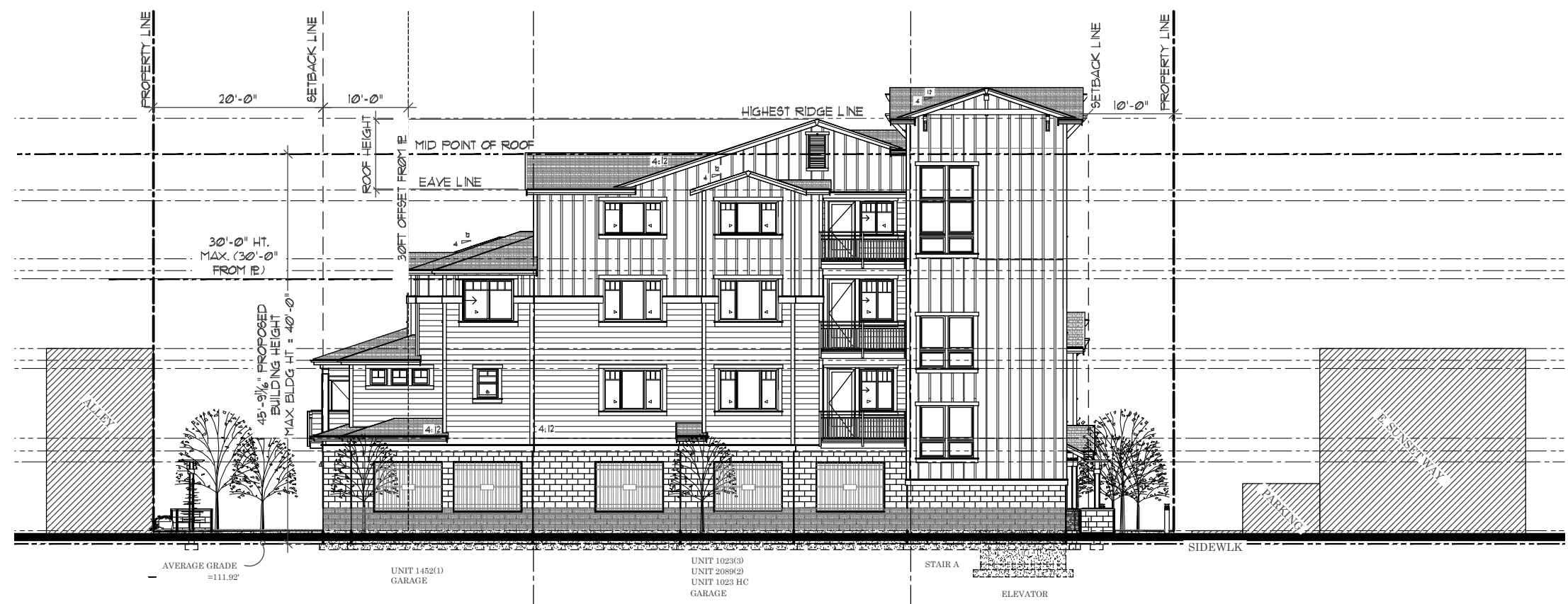
C

D

E

F

G

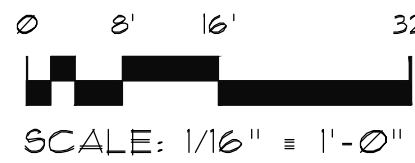


EAST ELEVATION



NORTH ELEVATION

ELEVATION SIDING LEGEND			
	ASPHALT COMP SHINGLES, COLOR:		LEDGESTONE VENEER SIDING COLOR AND PATTERN:
	BOARD & BATTEN SIDING 1/2" HARDIE PANELS 1/2"x3" BATTS SPACED @16"O.C. COLOR:		SMOOTH FACE CONCRETE COLOR:
	"HARDIBOARD" BEVELED SIDING w/ 8" EXPOSURE COLOR:		SPLIT FACE CONCRETE COLOR:



1804 136th Place NE Ste. 1
Bellevue Washington 98005
425.844.1446 - Fax 844.1021
office@gmsarch.com

Architecture ♦ Design ♦ Planning

© GMS 2015
PRELIMINARY
NOT FOR CONSTRUCTION

ISSAQUAH APARTMENTS
PROJECT ADDRESS: 395 E. SUNSET WAY
ISSAQUAH, WASHINGTON
CLIENT: WHICH IS PROMISE, LLC
15538 SE 91ST STREET
ISSAQUAH, WA 98021
CONTACT: D.J. LOVERIDGE

NORTH AND EAST ELEVATIONS

Date: 09-16-15
Drawn: RAG
Job #: 1422
Revisions:

A
4.1
Comm Conf

10 9 8 7 6 5 4 3 2 1

10 9 8 7 6 5 4 3 2 1

A

B

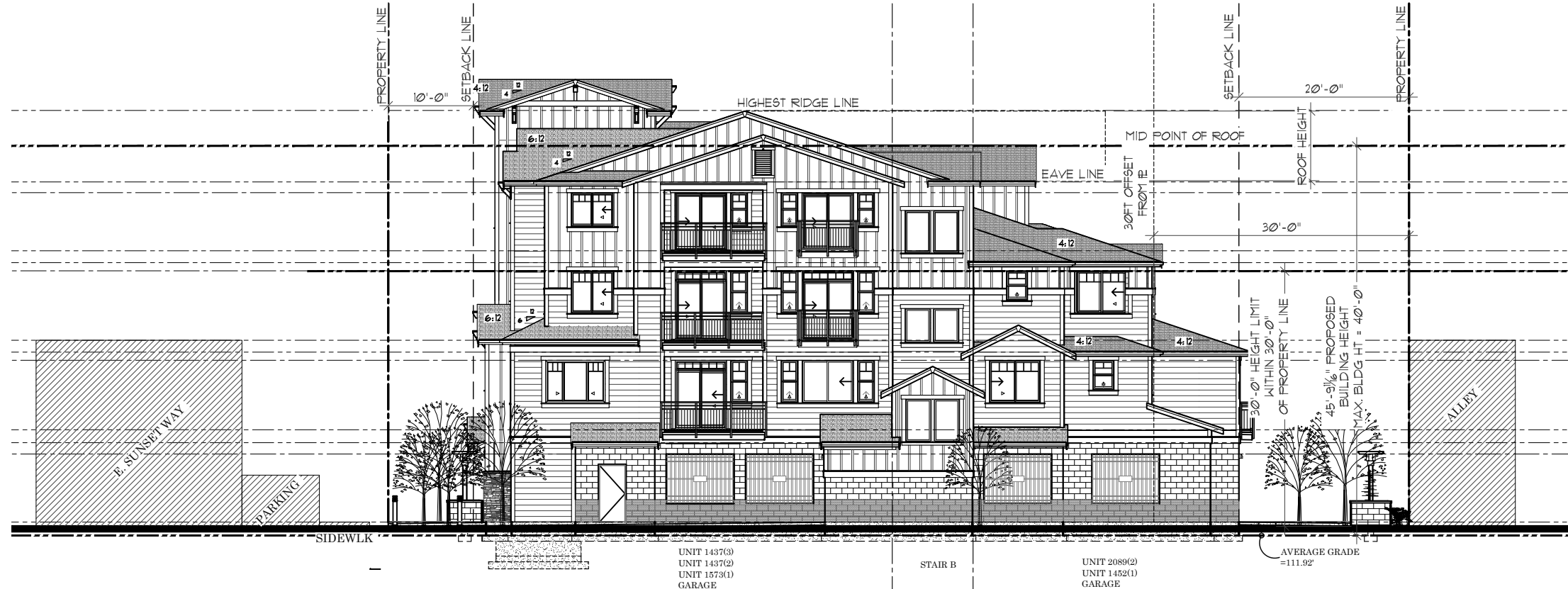
C

D

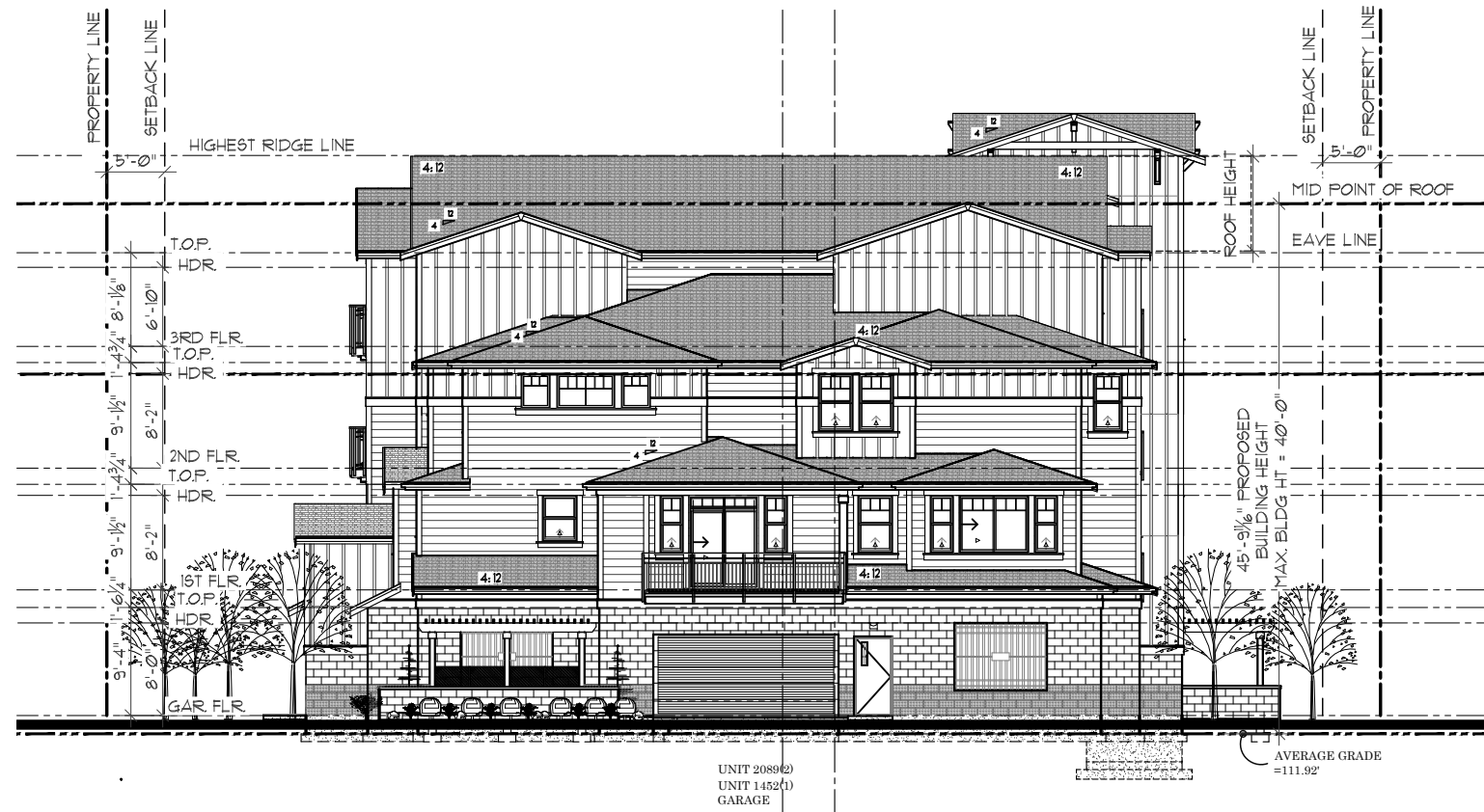
E

F

G

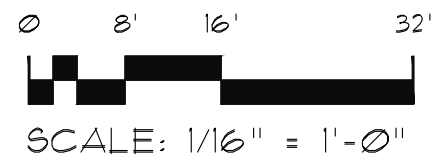


WEST ELEVATION



SOUTH ELEVATION

ELEVATION SIDING LEGEND			
	ASPHALT COMP SHINGLES, COLOR:		LEDGESTONE VENEER SIDING COLOR AND PATTERN:
	BOARD & BATTEN SIDING 16" HARDIE PANELS W/1"x3" BATTS SPACED @16"O.C. COLOR:		SMOOTH FACE CONCRETE COLOR:
	"HARDIBOARD" BEVELED SIDING w/ 8" EXPOSURE COLOR:		SPLIT FACE CONCRETE COLOR:



1804 136th Place NE Ste. 1
Bellevue Washington 98005
425.644.1446 - Fax 644.1921
office@gmsarch.com
Architecture ♦ Design ♦ Planning

© GMS 2015
PRELIMINARY
NOT FOR CONSTRUCTION

ISSAQUAH APARTMENTS
PROJECT ADDRESS: 395 E. SUNSET WAY
ISSAQUAH, WASHINGTON
CLIENT: WHICH IS PROMISE, LLC
19530 SE 51ST STREET
ISSAQUAH, WA 98027
CONTACT: D.J. LOVERIDGE

SOUTH AND WEST ELEVATIONS

Date: 09-16-15
Drawn: RAG
Job #: 1422
Revisions:

A
4.2
Comm Conf

10 9 8 7 6 5 4 3 2 1

ISSAQUAH APARTMENTS

355 E. SUNSET WAY, ISSAQUAH WA.

FRONT PERSPECTIVE



1804 136th Place NE Ste. 1
Bellevue Washington 98005
425.844.1446 - Fax 844.1021
office@gmsarch.com

Architecture ♦ Design ♦ Planning

Members of the American
Institute of Architects



ISSAQUAH APARTMENTS
PROJECT ADDRESS: 355 E. SUNSET WAY
ISSAQUAH, WASHINGTON
CLIENT: WHICH IS PROMISE, LLC
15330 SE 91ST STREET
ISSAQUAH, WA 98021
CONTACT: D.J. LOVERIDGE

E. SUNSET WAY
PERSPECTIVE

Date: 09-16-15
Drawn: RAG
Job #: 1422
Revisions:



ISSAQUAH APARTMENTS

355 E. SUNSET WAY, ISSAQUAH WA.

ALLEY PERSPECTIVE



1804 138th Place NE Ste. 1
Bellevue Washington 98005
425.644.1446 - Fax 644.1921
office@gmsarch.com

Architecture ♦ Design ♦ Planning

Members of the American
Institute of Architects

© GMS 2015
PRELIMINARY
NOT FOR
CONSTRUCTION

ISSAQUAH APARTMENTS
PROJECT ADDRESS: 355 E. SUNSET WAY
ISSAQUAH, WASHINGTON
CLIENT: WHICH IS PROMISE, LLC
19530 SE 91ST STREET
ISSAQUAH, WA 98027
CONTACT: D.J. LOVERIDGE

ALLEY PERSPECTIVE

Date: 09-16-15
Drawn: RAG
Job #: 1422
Revisions:

A
5.2

Comm Conf